069.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,900 / 660,900
					USE VALUE:	660,900 / 660,900
					ASSESSED:	660,900 / 660,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
285		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DORAN JOSEPH WILLIAM
Owner 2:	
Owner 3:	
Street 1:	260 BROADWAY APT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JENKINS NANCY M -
Owner 2:	-
Street 1:	6 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,648 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1724 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5648.000	286,200	3,400	371,300	660,900
Total Card	0.130	286,200	3,400	371,300	660,900
Total Parcel	0.130	286,200	3,400	371,300	660,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.35 | /Parcel: 383.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 43679
GIS Ref:
GIS Ref:
Insp Date: 08/13/20

!5885!

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	277,600	3400	5,648.	371,300	652,300	652,300	Year End Roll	12/18/2019
2019	101	FV	220,600	3400	5,648.	344,800	568,800	568,800	Year End Roll	1/3/2019
2018	101	FV	220,600	3400	5,648.	344,800	568,800	568,800	Year End Roll	12/20/2017
2017	101	FV	220,600	3400	5,648.	302,400	526,400	526,400	Year End Roll	1/3/2017
2016	101	FV	220,600	3400	5,648.	275,900	499,900	499,900	Year End	1/4/2016
2015	101	FV	207,700	3400	5,648.	244,000	455,100	455,100	Year End Roll	12/11/2014
2014	101	FV	207,700	3400	5,648.	230,800	441,900	441,900	Year End Roll	12/16/2013
2013	101	FV	207,700	3400	5,648.	219,600	430,700	430,700		12/13/2012

PRINT

Date	Time
12/10/20	20:42:44

LAST REV

Date	Time
11/19/20	10:28:44

mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5885

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JENKINS NANCY M	75697-167	1	9/23/2020		780,000	No	No		
MALLAHAN EDWIN	74272-276	1	3/11/2020	Convenience	100	No	No		Edwin L Mallahan Jr dod 6/12/2020
MALLAHAN EDWIN	63263-297		2/11/2014	Convenience	100	No	No		Ruth Mallahan dod 4/8/2014
	13383-625		1/1/1978		40,200	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2019	442	Re-Roof	9,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
8/13/2020	Measured	DGM	D Mann
3/18/2009	Meas/Inspect	372	PATRIOT
11/12/1999	Inspected	256	PATRIOT
10/8/1999	Measured	263	PATRIOT
8/3/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	43679
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5648		Sq. Ft.	Site		0	70.	0.94	12			Med. Tr	-10					371,349						371,300	

Total AC/HA: 0.12966 | Total SF/SM: 5648 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 371,349 | Spl Credit | Total: 371,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25904870
Const Adj.:	0.98990101
Adj $ / SQ:	162.023
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414844
Depreciation:	128601
Depreciated Total:	286242

COMMENTS

UAT UNFINISHED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

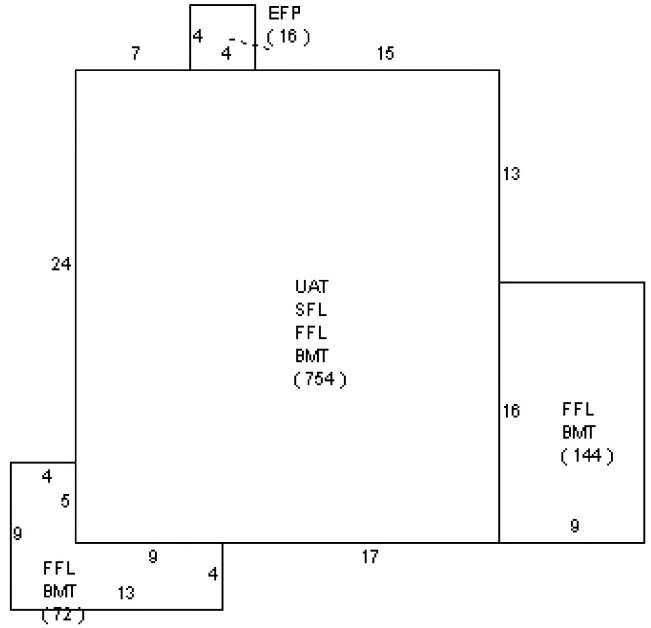
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.02
Special Features:	0	Val/Su Net:	98.72
Final Total:	286200	Val/Su SzAd	166.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	970	48.610	47,149
FFL	First Floor	970	162.020	157,163
SFL	Second Floor	754	162.020	122,166
UAT	Upper Attic	189	64.810	12,217
EFP	Enclos Porch	16	71.870	1,150

Net Sketched Area:	2,899			Total:	339,845
Size Ad	1724	Gross Are	3464	FinArea	1724

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400